



# **Spring Valley Town Advisory Board**

## **NOTICE OF PUBLIC MEETING**

### **AGENDA**

#### **SPRING VALLEY TOWN ADVISORY BOARD**

**TUESDAY, APRIL 14, 2015– 6:30 PM**

**DESERT BREEZE COMMUNITY CENTER**

**8275 SPRING MOUNTAIN ROAD**

**LAS VEGAS, NV 89117**

**Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.**

**If you need to contact a Board member, please call 455-8338.**

#### **BOARD MEMBERS**

John Catlett

Dee Gatliff, Vice Chair

John Getter, Chair

Darby Johnson, Jr.

Angie Heath Younce

Mike Shannon, Town Liaison (702) 455-8338

Diana Morton, Secretary (702) 254-8413

#### **POSTING LOCATIONS**

Desert Breeze Community Center-8275 W. Spring Mtn.

Helen Meyer Community Center-4525 New Forest Dr.

Spring Valley Library – 4280 S. Jones

West Flamingo Senior Center -6255 W. Flamingo

#### **I. CALL TO ORDER**

#### **II. PLEDGE OF ALLEGIANCE**

#### **III. PROCEDURES/CONDUCT**

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Approval of Agenda Posted, Including Any Deletions or Corrections

D. Approval of Minutes of March 31, 2015

#### **IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and**

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

#### **V. TOWN BOARD INPUT**

#### **VI. GENERAL BUSINESS**

A. Liaison/County Staff Business

#### **VII. PLANNING & ZONING**

Possible action to be taken on the following applications:

SEE ATTACHMENT “A”

Items on the agenda may be taken out of order.

The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.

The Spring Valley Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, April 28, 2015 – 6:30 PM
- X. Adjournment

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

**ATTACHMENT A**  
**SPRING VALLEY TOWN ADVISORY BOARD**

# **ZONING AGENDA**

## **TUESDAY, 6:30 P.M., APRIL 14, 2015**

### **Heldover from March 31, 2015 Meeting:**

1. **TM-0043-15 - LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 31 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Redwood Street within Spring Valley. SS/pb/ml (For possible action)
2. **VS-0139-15 - LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Dewey Drive (alignment) and between Redwood Street and Torrey Pines Drive, and a portion of right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). SS/pb/ml (For possible action)
3. **ZC-0137-15 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northeast corner of Russell Road and Redwood Street within Spring Valley (description on file). SS/pb/ml (For possible action).
4. **ZC-0124-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.  
**DESIGN REVIEW** for a single family subdivision on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley (description on file). SS/mk/ml (For possible action)
5. **UC-0138-11 (ET-0013-15) – MADRAS DURANGO, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** to complete the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; **3)** a service station; and **4)** reduce the setback from a service station to a residential use.  
**WAIVER OF CONDITIONS** of an extension of time on a use permit (UC-0138-11 (ET-0115-13)) requiring applicant to remove all structures from the site if not completed on time.  
**DESIGN REVIEW** for a commercial development consisting of an office and retail building, a convenience store, and a service station on 1.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 150 feet north of Robindale Road within Spring Valley. SS/co/ml (For possible action)

04/22/15 BCC

6. **TM-0060-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**  
**TENTATIVE MAP** consisting of 25 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley. SS/rk/ml (For possible action)

05/05/15 PC

7. **UC-0146-15 – FLAMINGO PLAZA, LLC:**  
**USE PERMITS** for the following: **1)** increase the height of an existing communication tower; and **2)** reduce the setback from an existing communication tower to a residential development.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an architectural intrusion within the required setback.  
**WAIVER OF CONDITIONS** of a use permit (UC-0435-08) requiring design of the tower per plans on file.  
**DESIGN REVIEW** for a communication tower and associated equipment in conjunction with an existing commercial building on a portion of 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 350 feet east of Redwood Street within Spring Valley. SB/gc/ml (For possible action)
8. **UC-0154-15 – NAPOLITANO, MICHAEL D.:**  
**USE PERMITS** for the following: **1)** an existing accessory structure (storage container) within the side yard that is not architecturally compatible with the principal building; **2)** waive architectural enhancements; **3)** non-decorative metal siding; and **4)** a flat roof without a parapet wall for an existing accessory structure (storage container) in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Higley Street, 225 feet north of Supai Drive within Spring Valley. SB/al/ml (For possible action)
9. **UC-0182-15 – RESORT MANAGEMENT INVEST, LLC, ET AL:**  
**USE PERMIT** for an indoor dog kennel in conjunction with an existing shopping center on a portion of 0.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard, 300 feet south of Hacienda Avenue within Spring Valley. SS/dg/ml (For possible action)
10. **VS-0151-15 – SOUTH BEACH-RUSSELL, LLC, ET AL:**  
**VACATE AND ABANDON** a portion of right-of-way being Brent Thurman Way located between Spanish Ridge Avenue and Russell Road within Spring Valley (description on file). SB/co/ml (For possible action)

11. **VS-0175-15 – RICHMOND AMERICAN HOMES OF NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sundown Glen Avenue and Sunset Road and between Pioneer Way and Tenaya Way within Spring Valley (description on file). SS/co/ml (For possible action)
12. **WS-0025-15 – FIRST AMERICAN TRUST FSB TRS & EPIC VACATION CLUB:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the perimeter fence height in conjunction with an existing timeshare facility on 7.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Decatur Boulevard and the south side of Reno Avenue within Spring Valley. SS/jt/ml (For possible action)

**05/06/15 BCC**

13. **DR-0169-15 – B33 RENAISSANCE WEST, LLC:**  
**DESIGN REVIEW** for a restaurant pad site with a drive-thru window in conjunction with an existing shopping center on a portion of 16.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 500 feet west of Decatur Boulevard within Spring Valley. SB/dg/ml (For possible action)
14. **DR-0039-11 (ET-0015-15) – RAINBOW & DI, LLC:**  
**DESIGN REVIEW SECOND EXTENSION OF TIME** to commence an addition to an existing office building on 2.1 acres in a C-P (Office & Professional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the northeast corner of Desert Inn Road and Rosanna Street within Spring Valley. SB/co/ml (For possible action)
15. **DR-0319-13 (ET-0022-15) – SAL SAGEV, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence a restaurant with a drive-thru on 1.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and the 215 Beltway within Spring Valley. SB/co/ml (For possible action)
16. **ZC-1738-05 (ET-0023-15) – CARL E. ROSS LIVING TRUST:**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 10.0 acres from C-P (Office & Professional) Zone and C-1 (Local Business) Zone to U-V (Urban Village – Mixed Use) Zone.  
**USE PERMIT** to increase building height for a mixed use development in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Hacienda Avenue within Spring Valley (description on file). SB/co/ml (For possible action)
17. **WS-0183-15 –KND REAL ESTATE 48, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for an increased height of a freestanding sign.  
**DESIGN REVIEW** for a comprehensive sign package in conjunction with a transitional care facility on 8.0 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Russell Road within Spring Valley. SS/mk/ml (For possible action)